

**AGENDA
COLUMBUS PLAN COMMISSION
NOVEMBER 5, 2008 at 4:00 P.M.
MEETING HALL, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

ROLL CALL

CONSENT AGENDA

- A. Minutes of the October 1, 2008 meeting.

Public Hearing

- B. **MP-08-10: 4th Replat in McCullough's Run Major Subdivision** – A request by ABCJ Properties, LLC to create 1 new lot for a total of 2 lots equaling 3.47 acres. The property is located on the west side of Talley Road, ±100 feet south of 25th Street in the City of Columbus. Plan Commission approval is required to allow 3 lots accessing an easement (which exceeds the Subdivision Control Ordinance maximum of 2 lots).

OLD BUSINESS REQUIRING COMMISSION ACTION

Public Hearing

- C. **RZ-08-13: Freeman Development Rezoning** – a request by Freeman Development Corporation to rezone a property of 11.8 acres from RT (Two-Family Residential) to RM (Multi Family Residential). The property is located on the southwest corner of Talley Road and Valley Forge Avenue (west side of Talley Road approximately 1350 feet north of 25th Street) in the City of Columbus.

Public Hearing

- D. **PP-08-04: Terrace Park Major Subdivision** – a request by Coronado Development Corporation to create 15 lots totaling 10.53 acres. The property is located on the southwest corner of Terrace Lake Road and Mt. Pleasant Court (1450 Terrace Lake Road) in the City of Columbus.

Public Hearing

- E. **PUDF-08-03: Wendy's** – a request by Wendy's to construct a 3,095 square foot restaurant, with associated parking, landscaping, lighting, and other infrastructure. The property is located in the Columbus Crossing Planned Unit Development, on the southwest corner of Morgan Willow Trace and Jonathon Moore Pike in the City of Columbus.

Public Hearing

- F. **PUDF-08-04: Columbus Municipal Airport** – a request by the Columbus Board of Aviation Commissioners to rezone a property of approximately 473 acres from CO (Professional Office), P (Public/Semi-public Facilities), I-1 (Light Industrial), I-2 (General Industrial) and I-3 (Heavy Industrial) to PUD (Planned Unit Development); and for approval of a Final PUD. The property generally consists of the non-aviation land of the Columbus Municipal Airport and is roughly located between Arnold Street on the north, Poshard Drive on the east, Chapa Drive on the south, and River Road on the west in the City of Columbus.

BREAK

NEW BUSINESS REQUIRING COMMISSION ACTION

Public Hearing

- G. RZ-08-16: Random Court Rezoning** – a request initiated by the Columbus Plan Commission to rezone 8 lots totaling approximately 4.7 acres from RS3 (Single Family Residential) to CC (Community Commercial). The property is located on Random Court, and on the south side of Lewis Place, west of U.S. 31, in German Township.
- H. ANX-08-05: Joli Development** – a request by Joli Development to annex to the City of Columbus a property of approximately 56 acres. The property is located on the north side of County Road 200 South 1000 feet east of Interstate 65 in Columbus Township.

Public Hearing

- I. RZ-08-14: Hickory Investors** – a request by Hickory Investors to rezone a property of 10.18 acres from RS3 (Single Family Residential) to RM (Multi Family Residential). The property is located on the west side of Interstate 65 approximately 2,000 feet south of State Road 46 in the City of Columbus.

DISCUSSION ITEMS

DIRECTOR'S REPORT

LIAISON REPORTS

PLAT COMMITTEE-John Hatter
CITY COUNCIL-Ann DeVore
COUNTY PLAN COMMISSION-Steve Ruble
BOARD OF ZONING APPEALS-Dave Bonnell
HEARING OFFICER-Laura Thayer
PARK BOARD-Rachel Quisenberry
UTILITY REVIEW COMMITTEE-Dave Fisher

ADJOURNMENT

ACCOMMODATION; PLEASE CONTACT THE PLANNING DEPARTMENT PRIOR TO THE TIME OF THE MEETING.